

II. APPROVAL OF MINUTES

Minutes of the September 1, 2005, Meeting

Modifications were made to the minutes.

Motion was made by Member Coratola, seconded by Member Bernstein, that the minutes of the September 1, 2005, Historic Preservation Advisory Committee meeting be approved, as corrected.

VOTE: 5-0-1 (Abstained: Lyter)

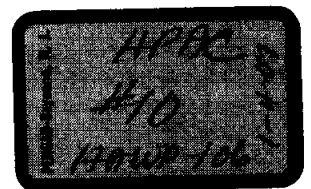
III. PRELIMINARY CONSULTATIONS

1. Gaithersburg International Latitude Observatory
Applicant: Sheri Porter-Nelson for the City of Gaithersburg
100 DeSillum Avenue
Request: Creation of Interpretative Park

Ms. Sheri Porter-Nelson, Capital Projects Director, City of Gaithersburg, explained that after initial meetings with an Ad Hoc Committee, design plans for the Latitude Observatory are about 50% complete. Highlights of the plans include the latitude line highlighted by brick pavers; marker blocks which indicate other observatory locations around the world; an open ellipse area; a path that meanders around the landscape garden; supplemental landscaping including native species; benches; an arts area and interpretative play area. A brick pathway that surrounds the ellipse will allow for visitors to return to the beginning without having to retrace their steps. There will be a decorative gate at the entrance and ornamental fencing will be placed around the observatory and meridian marker. The path will be comprised of a stone dust which is compactable, making it ADA acceptable. It was suggested that an oil additive be used for compaction. Ms. Porter-Nelson said that a cement product has been used with stone dust giving it the appearance of gravel.

There was concern of how large the trees would grow surrounding the ellipse and the potential that the canopy of the trees would not allow for visibility looking skyward. Ms. Porter-Nelson said that the center of the ellipse should remain wide open but that she would ask the architects to provide elevation views for the project. Regarding parking, there are currently no plans but discussion had been to use DeSillum Avenue which is wide enough. There could be temporary parking for either 30-minute or two-hour parking spaces.

There is a PVC coated chain link fence around the parameter of the property for security and when the main gate is open, a vehicle will not be able to enter the property due to bollards to be placed in the opening. There will be a decorative fence around the meridian pier and observatory building. It was suggested that a different fence be used for the perimeter, because it is climbable, to which Ms. Porter-Nelson said that a grant for funding has been applied for to install a partial decorative perimeter fence at the new entrance. Four USGS survey markers, which are part of the historic artifacts on the property, have been located. Committee members asked if the stone dust path material would be suitable as protective collars for these markers. There will be plaques describing



what the markers signify. It was suggested that the proposed latitude line be extended past the observatory and that it be narrowed to two bricks wide to delineate it from the pathway. Lighting proposed is four lights at the observatory and two lights at the meridian pier, which will be ground-mounted up lighting. The committee suggested that there be some means to turn off all lights for group study of the sky. It was asked that additional security measures be discussed with the Public Works Director. Also requested was a drawing which would provide a cross-sectional view of the property to see how the fence and walkway tie-in and vicinity map to illustrate where the facility would fit into the neighborhood. The committee cautioned that any art pieces be placed in areas so as not to detract from the Observatory.

Ms. Elizabeth Witzgall, 20 Walker Avenue, suggested that a table be added to the park which would allow for use by groups gathering for educational purposes.

Member Coratola remarked that this plan is more elegant than the original concept.

(Member Moyer excused herself from the meeting at 8:52 p.m.)

2. B&O Station Rolling Stock Park
Applicant: Sheri Porter-Nelson for the City of Gaithersburg
7 South Summit Avenue
Request: Addition of Decking and other modifications

Ms. Sheri Porter-Nelson said a project has been established for the renovation of the rolling stock and outside area around the Community Museum to provide for educational and/or interpretative displays. Strasburg Railroad has evaluated the rolling stock and provided a report. The troop kitchen car is to be renovated and plans are, due to its ample interior space, to use it as an annex for visiting/rotational displays. The troop car can be adapted to be ADA compliant but the caboose cannot. The evaluation of the caboose determined that it has extensive deterioration and the cost would be prohibitive to renovate so it will need to be replaced with another car.

Regarding the exterior, plans are to expand the deck around the museum which will allow for access to the cars and replace existing deck boards with a composite material. A passenger canopy area and screening around the HVAC unit are also planned. Ornamental site lights will be placed along the platform. Member Drzyzgula suggested that the covered canopy area could be used as an area to explain the historical features and highlights of the trains and museum. Committee members stressed that the design of the covered area distinguish it from the historic buildings and more study be given to its proportions. Ms. Porter-Nelson stated that the CSX will have to give its approval for this new structure. Chairman Arkin suggested that the bumper from the Wye site might be incorporated into this area. Member Drzyzgula stressed the need to selected plantings native to the area.

(Member Bernstein excused herself from the meeting at 9:27 p.m.)

(5) The city manager is responsible for the enforcement of this article.
(Ord. No. O-12-96, 12-2-96)

Sec. 24-228.2. Historic area work permits; criteria for decision.

(a) The historic district commission, in evaluating an application for a historic area work permit, shall consider and render its decision based on the following factors:

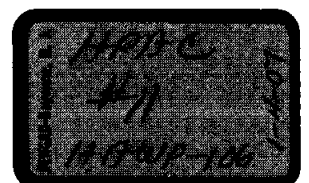
- (1) The preservation of the historic, archaeological, or architectural significance of the site or structure and its relationship to the historic, archaeological or architectural significance of the surrounding area;
- (2) Guidelines for rehabilitation and new construction design for designated sites, structures, and districts adopted by resolution of the historic district commission, including criteria for construction, alteration, reconstruction, moving and demolition which are consistent with the Secretary of the Interior's *Standards for Rehabilitation*.
- (3) The relationship of the exterior architectural features of the structure to the remainder of the structure and surrounding area;
- (4) The general compatibility of the exterior design, scale, proportion, arrangement, texture and materials proposed to be used; and
- (5) Any other factors, including aesthetic factors, which the commission deems pertinent.

(b) In the case of an application for work on a historic resource, the commission shall be lenient in its judgment on plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural significance of surrounding historic resources. The historic district commission shall be strict in its judgment of plans for site or structures determined by research to be of historic, architectural or archaeological significance.

(c) Where the historic district commission deems a structure to be of unusual historic importance, it shall, prior to denial of a historic area work permit, attempt with the owner to formulate an economically feasible plan for its preservation. If no economically feasible plan can be formulated, the commission shall have ninety (90) days from the time it concludes that no economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the structure. The ninety (90) day negotiating period may be extended only by mutual consent of all parties.

(d) Notwithstanding anything to the contrary contained in subsection (c) of this section, the commission may approve a historic area work permit if the structure is a deterrent to a major improvement program of substantial benefit to the public or its retention would either cause substantial financial hardship to the owner or its retention would not be in the best interests of the citizens in the community.

(e) The historic district commission shall consider only exterior features of a structure, and shall not consider any interior features or arrangements.



December 20, 2006

Ashby Tanner, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ashby:

Please publish the following legal advertisement in the **December 27, 2006**, issue of the *Gaithersburg Gazette*.

Sincerely,

Patricia Patula

Patricia Patula-Planner
Planning and Code Administration

ASSIGN CODE: HAWP-106

NOTICE OF PUBLIC HEARING

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-106, filed by Mark Wilson, for the City of Gaithersburg, on

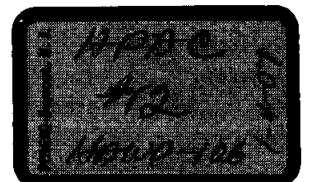
**THURSDAY
January 4, 2007
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests a certificate of approval from the City's Historic District Commission for demolition of the house and garage at **100 DeSellum Avenue**. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. This is to make way for the park setting to enhance the historical interpretation of the Observatory structure. The subject property, located on Lot P539 in the Observatory Heights Addition to Gaithersburg, is both a National Landmark and locally designated historic site.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Patricia Patula, Planner
Planning and Code Administration
pap
Acct# 133649





Gaithersburg

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CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Historic Preservation Advisory Committee will conduct a public hearing at the time and place noted below.

Meeting: **Historic Preservation Advisory Committee**
Application Type: **Historic Area Work Permit Request**
File Number: **HAWP-106**
Location: **100 Desellum Avenue**
Parcel P539
Applicant: **Mark Wilson, for the City of Gaithersburg**
Development: **Observatory Heights Addition to Gaithersburg**
Day/ Date/Time: **Thursday, January 4, 2006, 7:30 p.m.**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL**
31 SOUTH SUMMIT AVENUE

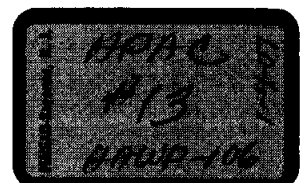
*****IMPORTANT *****

The application requests a certificate of approval from the City's Historic District Commission for demolition of the house and garage at **100 Desellum Avenue**. Section 24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. This is to make way for the park setting to enhance the historical interpretation of the Observatory structure. The subject property, located on, Parcel P539, in Observatory Heights Addition to Gaithersburg, is both a National Landmark and locally designated historic site. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

CITY OF GAITHERSBURG

By: *Patricia Patula*
Patricia Patula, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



BOARD OF EDUCATION
850 HUNGERFORD DR
ROCKVILLE MD 20850

CITY OF GAITHERSBURG
100 DESELLUM AVE
GAITHERSBURG MD 20877

CITY OF GAITHERSBURG
31 S SUMMIT AVE
GAITHERSBURG MD 20877

EVA M SELBY
211 CEDAR AVE
GAITHERSBURG MD 20877

JAMES A & F J HAYES
208 CEDAR AVE
GAITHERSBURG MD 20877

JAMES ARNOULT
CITY OF GAITHERSBURG
800 RABBITT ROAD
GAITHERSBURG MD 20878

LUTHER G & M L THOMPSON
205 CEDAR AVENUE
GAITHERSBURG MD 20877

MICHAEL & S CAVANAUGH
6 GEORGE ST
GAITHERSBURG MD 20877

MICHELE MCGLEISH
CITY OF GAITHERSBURG
506 SOUTH FREDERICK RD
GAITHERSBURG MD 20877

OCCUPANT
8 OCEANIA CT
GAITHERSBURG MD 20877

OCCUPANT
4 OCEANIA CT
GAITHERSBURG MD 20877

OCCUPANT
50 DESELLUM AVE
GAITHERSBURG MD 20877

OCCUPANT
103 CEDAR AVE
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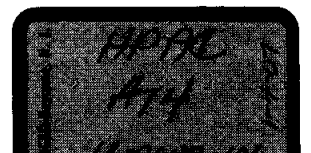
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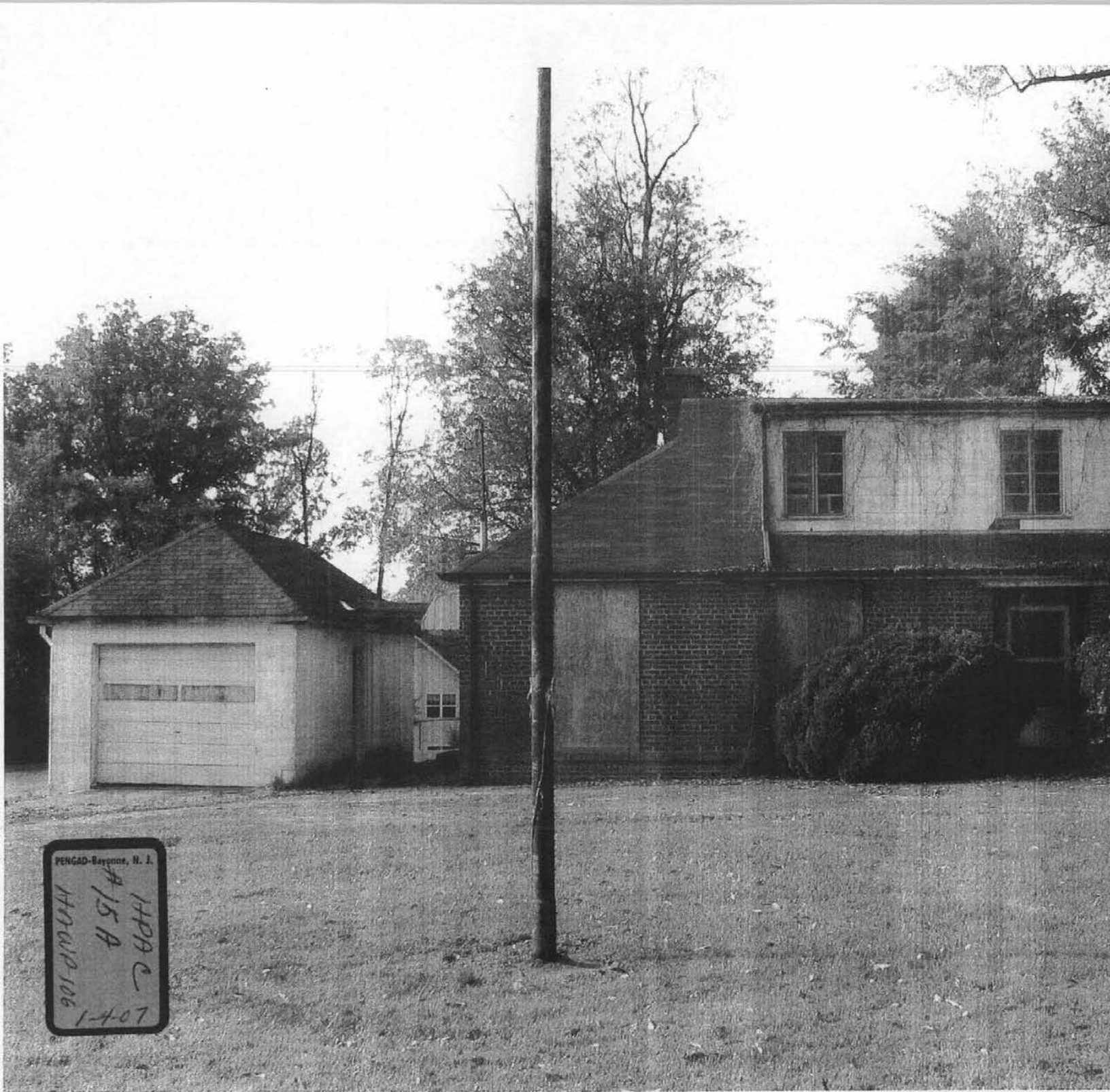
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104 DESELLUM AVE
GAITHERSBURG MD 20877

OCCUPANT
22 MILLS RD
GAITHERSBURG MD 20877

PETER GEILING
CITY OF GAITHERSBURGQ
800 RABBITT ROAD
GAITHERSBURG MD 20878

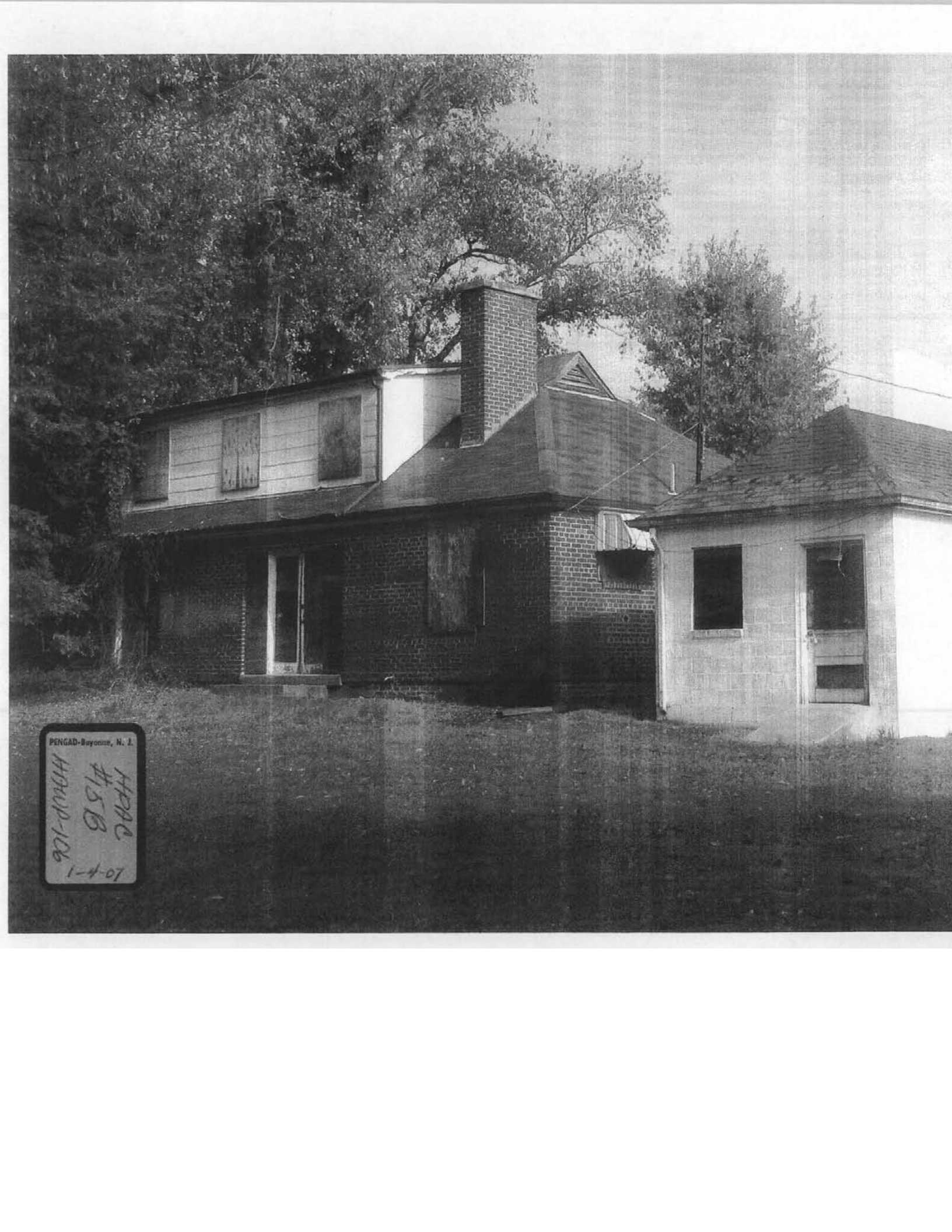
RALPH R & D M NASH
800 PHILADELPHIA AVE
SILVER SPRING MD 20910

WILLIAM D DARCEY
207 CEDAR AVE
GAITHERSBURG MD 20877



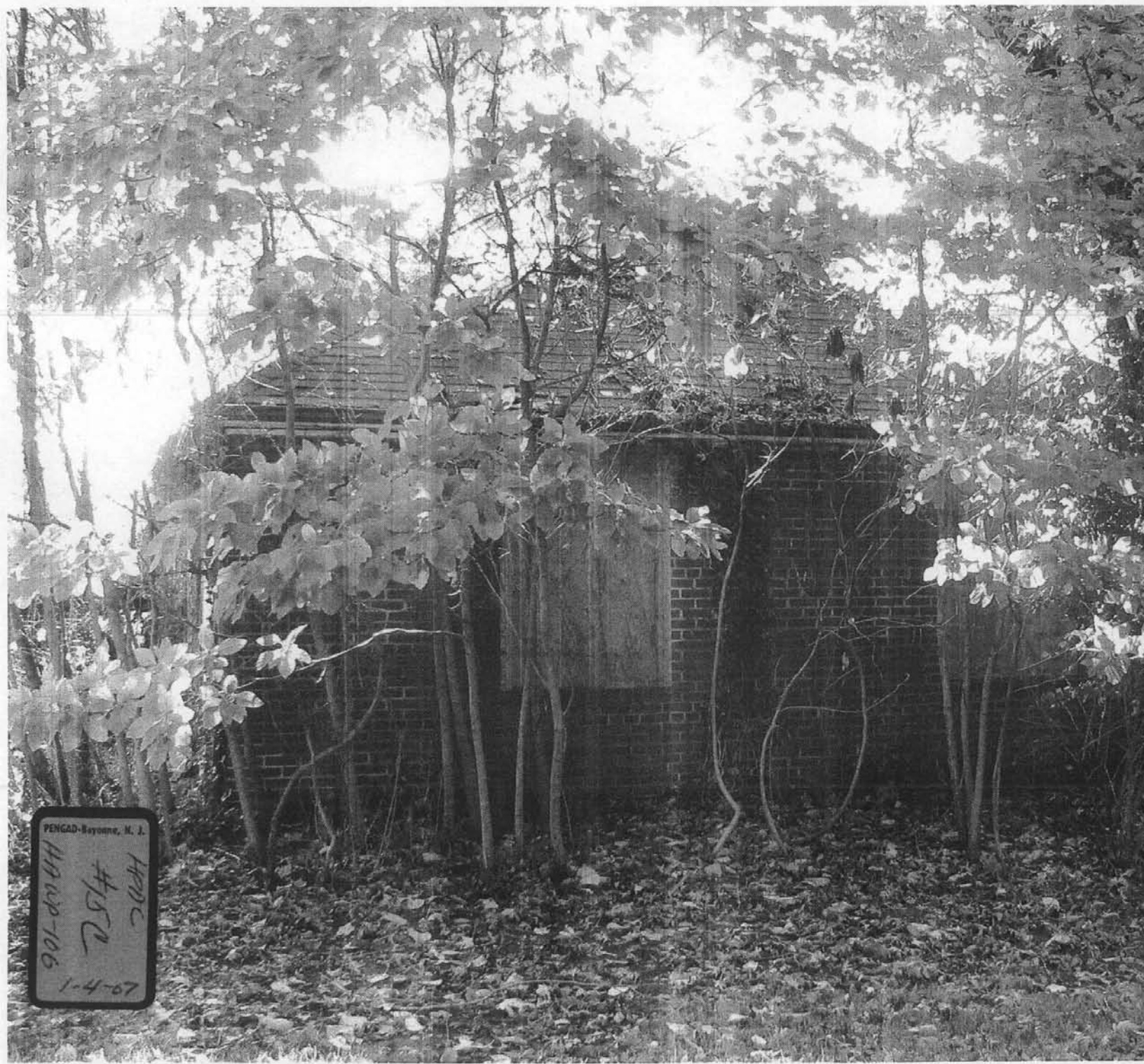
PENGAD-Boysen, N. J.

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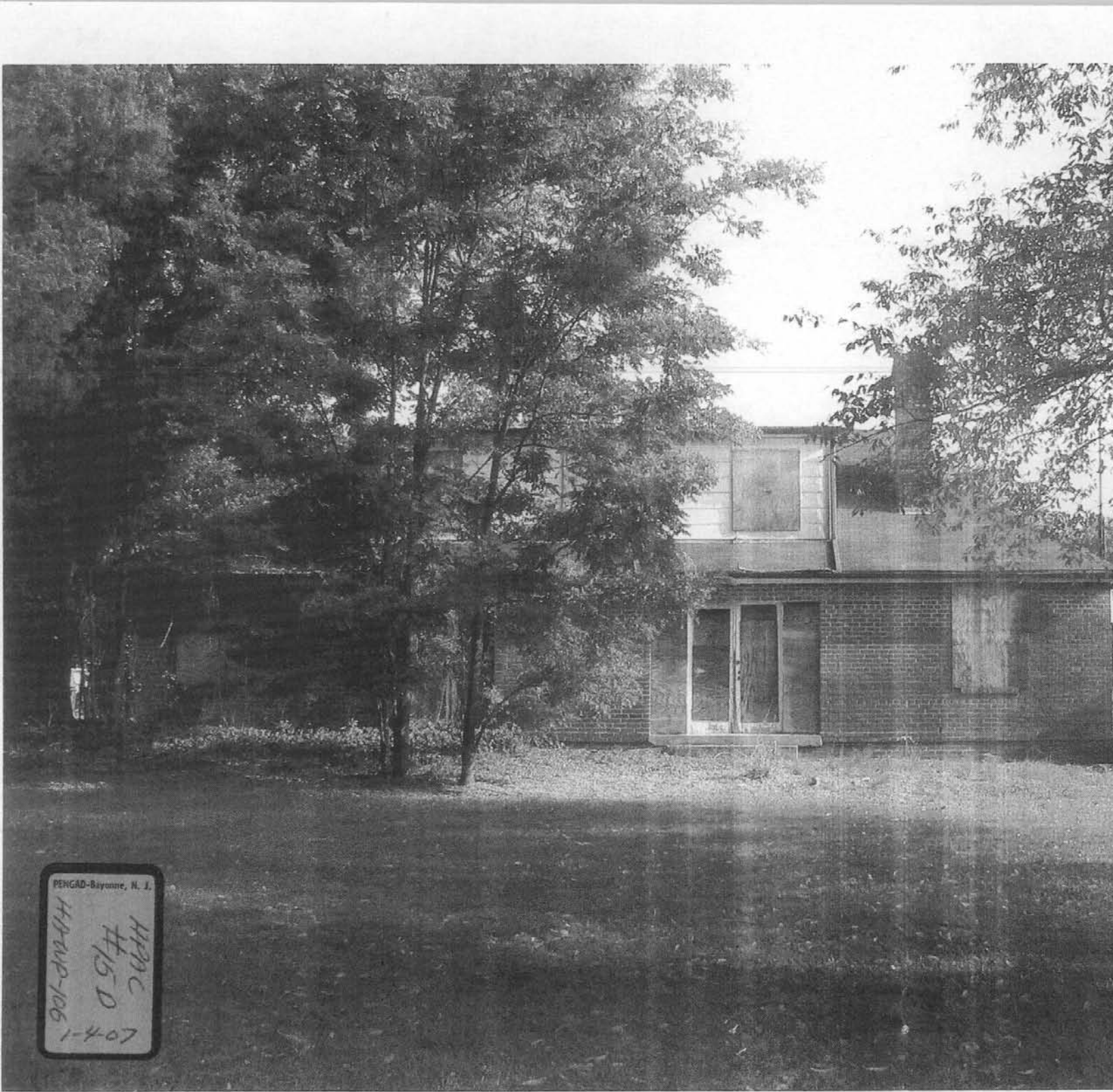
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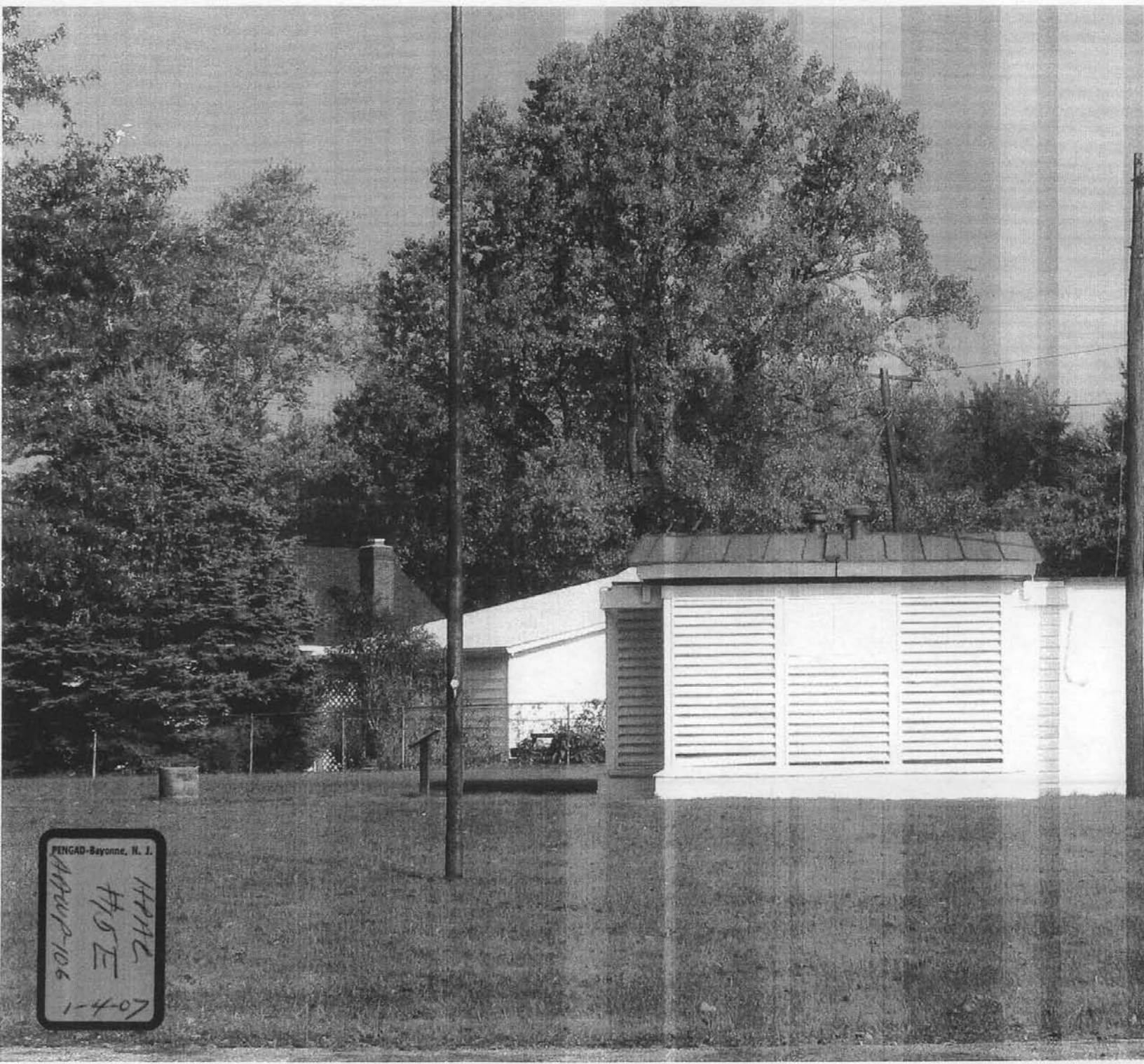
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PENGAD-Bayonne, N. J.

HPMC
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HDP-106



PENGAD-Beyonne, N. J.
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The Gazette N

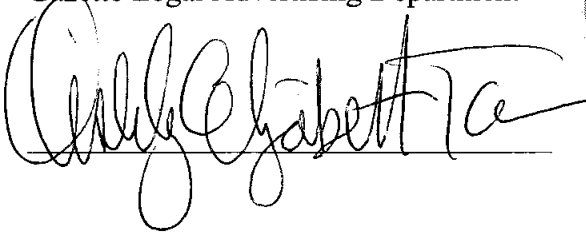
9030 Comprint Court, Gaithersburg, Maryland 208

CERTIFICATION

THIS IS TO CERTIFY THAT THE ANNEXED L
IN THE GAZETTE NEWSPAPERS FOR THE NU

PUBLIC HEARING: ASSIGN CODE: H

Gazette Legal Advertising Department



Ashby Elizabeth Tanner
Notary Public, State of Maryland
Montgomery County
My Commission Expires April 6, 2010

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Ad Order Number: 0010564397 - 1536523

Dates: St.: 12/27/06 End: 12/27/06 Ins.: 1

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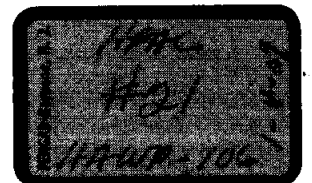
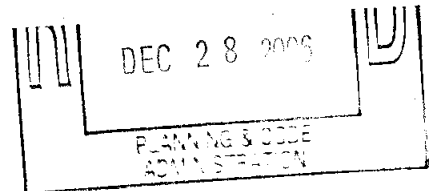
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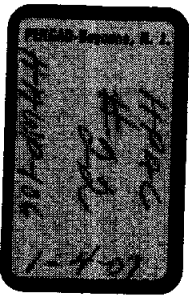
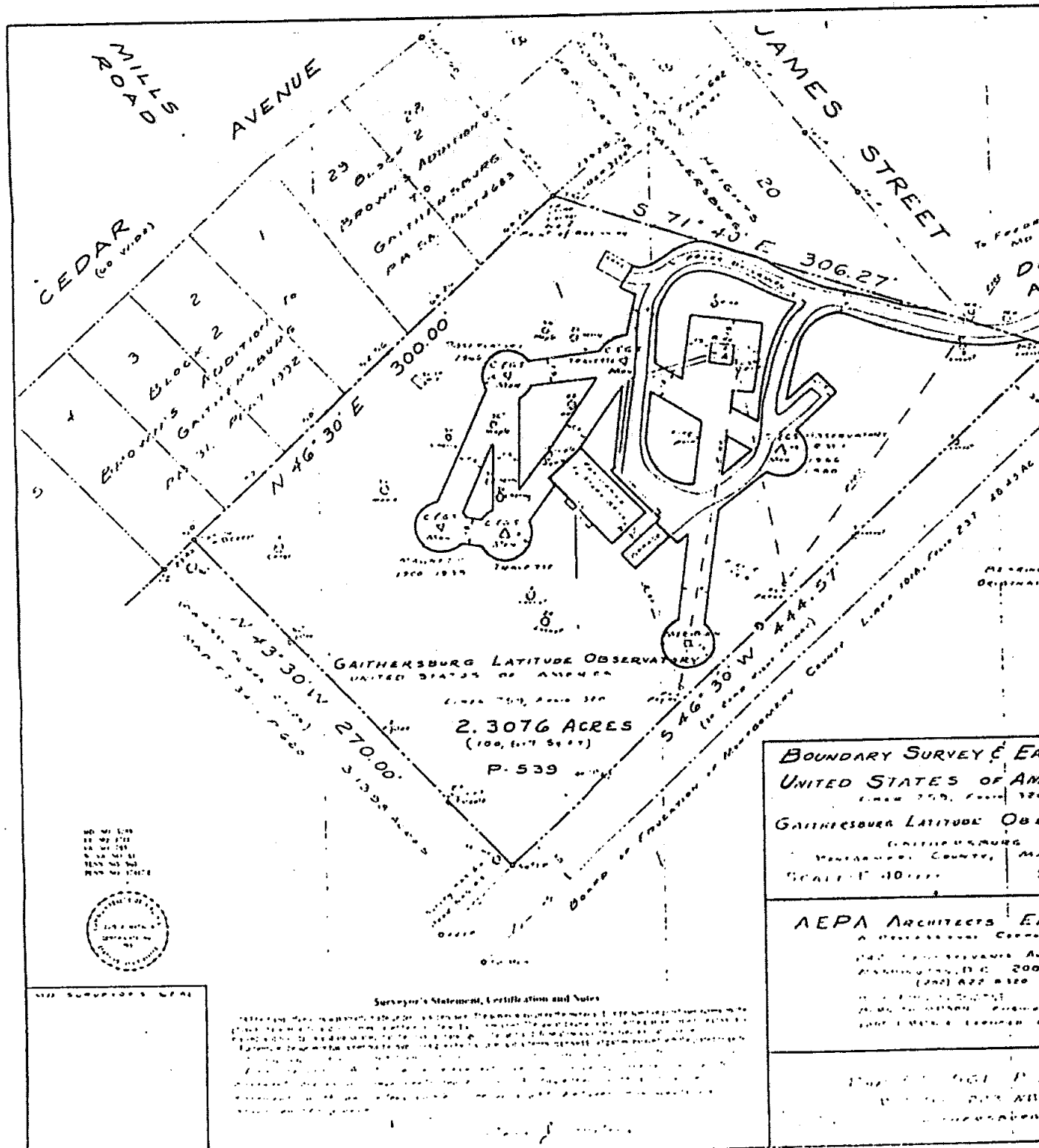
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Patricia Patula, Planner
Planning and Code Administration
pap





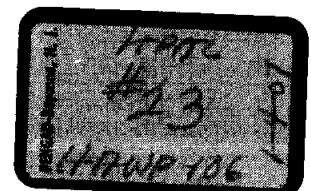
IFB #2007-008
GAITHERSBURG LATITUDE OBSERVATORY CARETAKERS HOUSE DEMOLITION

SPECIAL CONDITIONS

The City of Gaithersburg's Department of Public Works, Engineering and Parks Maintenance (City) is soliciting bids from demolition contractors (Contractors) asbestos removal and demolition services (Services) required for the demolition of the Gaithersburg Latitude Observatory Caretakers House and abutting garage. The facility is located at 100 Desellum Avenue, Gaithersburg, MD 20877. It is intended that these Special Conditions shall provide the Contractor with a clear and definitive list of services required below.

SCOPE OF SERVICES

- 1) **Install Protective Fencing:** Prior to beginning any work, the Contractor shall install six foot chain link fence around existing Observatory structure. Install five foot high orange construction fencing around the 5 US Geological Monument Markings and around the Meridian Marker Pier. Install four foot orange construction fencing around drip line of trees to be saved as directed by the City. Reference Sheet L-2, Demolition and Tree Protection Plan, 50% Construction Documents, August 15, 2006.
- 2) **Remove and Dispose of Existing Asbestos Siding:** The contractor shall remove and dispose of the exterior asbestos siding on the second level of the house in accordance with all federal, state, and local laws, ordinances, and regulations. The asbestos siding shall be removed by an approved asbestos abatement contractor.
- 3) **Demolish Existing Caretakers House and Abutting Garage:** The Contractor shall demolish the existing Caretakers House (approximately 1,700 sq. ft.) and abutting garage (approximately 336 sq. ft.) structure. The contractor shall remove the slab on grade for each structure. Prior to demolition, contractor and City's representative shall identify shrubs and vegetation to be removed. All material and debris shall be disposed of according to the General Conditions of the contract.
- 4) **Finish Grading:** Place, level, and compact topsoil and finish grade subsoil for hydroseeding. Protect landscaping, existing structures, roads, sidewalks, paving, and other features. Topsoil shall be friable loam; free of subsoil, roots, grass, excessive amount of weeds, stone, and foreign matter; containing a minimum of 4 percent and a maximum of 25 percent organic matter. Eliminate uneven areas and low spots. Remove debris, roots, branches, stones, in excess of 2 inches in size. Remove subsoil contaminated with petroleum products. Scarify subgrade to depth of 6 inches where topsoil is scheduled. Scarify in areas where equipment used for hauling and spreading topsoil has compacted subsoil. Place topsoil to a depth of six (6) inches in areas where seeding is scheduled. Fine grade topsoil eliminating rough or low areas. Maintain levels, profiles, and contours of subgrade. Remove surplus subsoil and topsoil from site.
- 5) **Site Restoration:** The contractor shall restore the site to a finished grade and hydro-seed area. Seed to be installed on predominantly sunny sites and shall consist of a mixture of Tall Fescue. Traffic and drought tolerant. Do not use Kentucky 31.
- 6) **Clean-up:** Following completion of work, all areas shall be "broom" clean. Fencing, sidewalks, other paved areas and structures shall be swept or washed down as needed to remove hydroseeded mixture and soil. Following completion, all debris, soil and trash resulting from demolition and site restoration operations shall be removed from the site.



ARCHITECTURE
PLANNING
HISTORIC
PRESERVATION

1010 King St. Suite 3
Alexandria, Virginia 22314
703-739-3841 Fax: 703-739-3842

THE KANE GROUP
LANDSCAPE ARCHITECTS
1700 North Jefferson Street
Suite 100
Arlington, Virginia 22205
(703) 534-9155 phone
(703) 534-9122 fax
kanegroup@comcast.net

CITY OF GAITHERSBURG
LATITUDE OBSERVATORY PARK
100 DESELLUM AVENUE
GAITHERSBURG MARYLAND

Revisions:

Issued For:

50% CONSTRUCTION DOCUMENTS

Date:

AUGUST 15, 2005

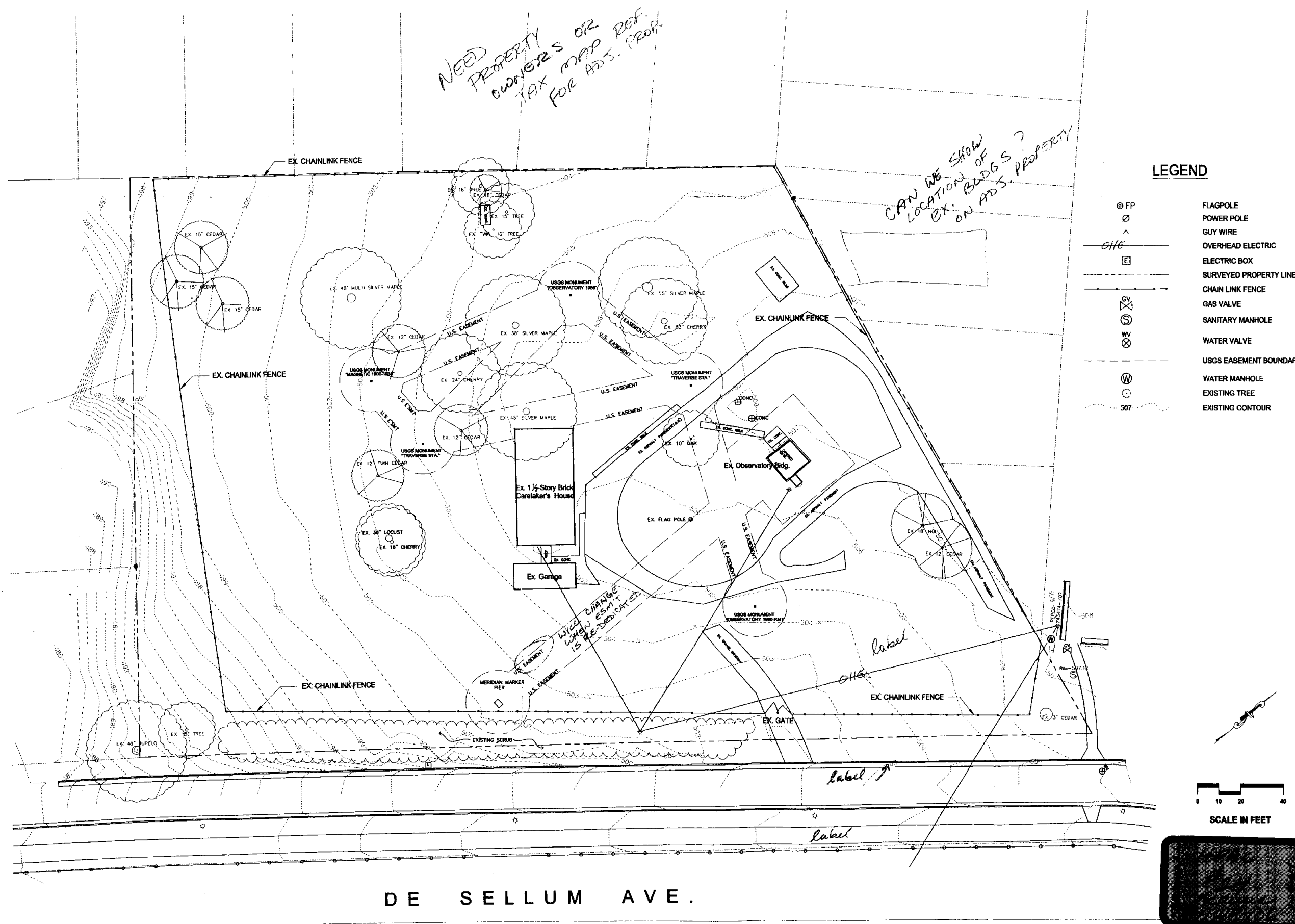
Sheet Title:

**EXISTING
CONDITIONS PLAN**

Project No: Sheet No:

L-1

Sheet 1 of



ARCHITECTURE
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PRESERVATION

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Alexandria, Virginia 22314
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CITY OF GAITHERSBURG
LATITUDE OBSERVATORY PARK
100 DESELLUM AVENUE
GAITHERSBURG MARYLAND

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Sheet Title:

**DEMOLITION PLAN
AND TREE
PROTECTION PLAN**

Project No: Sheet No:

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Sheet **2** of _____

